



210 Laurel Avenue • Tillamook, OR 97141  
phone 503-842-2472 • fax 503-842-3445

NOTICE OF PUBLIC HEARING  
NOTICE OF LAND USE APPROVAL AMENDMENT 851-18-000295-PLNG  
**September 6<sup>th</sup> 2018, 7:00 PM, Tillamook City Hall, 210 Laurel Ave, Tillamook Oregon**

NOTICE TO MORTGAGEE, LIEN HOLDER, VENDOR OR SELLER: ORS 215 REQUIRES THAT IF YOU RECIEVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURHCASER.

**851-18-000045-PLNG:** Ashley Inn Land Use Approval Amendment

**Applicant:** Ashley Inn Tillamook, 1722 Makinster Road, Tillamook, OR 97141

**Property Owner:** Tillamook Lodging Limited Partnership I, 1722 Makinster Road, Tillamook, OR 97141

**Subject Property:** Tax lot 102 in Section 24 of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook, Oregon. Located at 1722 Makinster Road, Tillamook.

**Zone:** Highway Commercial (H-C)

**Description:** A Land Use Approval Amendment to amend Site Plan Review 06-05 to allow for permanent placement of Park Model homes in the existing 20 RV parking spaces.

**Requirements:** Tillamook City Code of Ordinances 153.004 Procedures and Fees; 153.015, Highway Commercial Zone District; 153.054, Off Street Parking and Loading; 153.055, Design and Landscaping Standards; 153.073, Site Plan Review; 153.076, Appeals; City of Tillamook Comprehensive Plan.

**Comments:** Written comments received can be provided to the City Planning Department, at 210 Laurel Avenue, Tillamook, OR 97141, prior to the hearing. Comments should address the requirements upon which the department must base its decision. Only those who comment in writing will receive a copy of the written decision and have a right to appeal that decision to the City Council.

**Affected parties:** This notice and plan of the request area have been mailed to the applicant, all owners of abutting properties within a 250 foot radius of the subject property and other appropriate persons, agencies and departments. To view the full application, you may visit City Hall at 210 Laurel Avenue, Tillamook, OR 97141.

**Question:** If you have any questions regarding this request, please call Paul Wyntergreen, City Manager, during regular business hours at (503) 374-1829.

Paul Wyntergreen  
City Manager, City of Tillamook

Mailed Notice: August 3, 2018



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### **Section 153.073: Site Plan Review**

#### Objectives

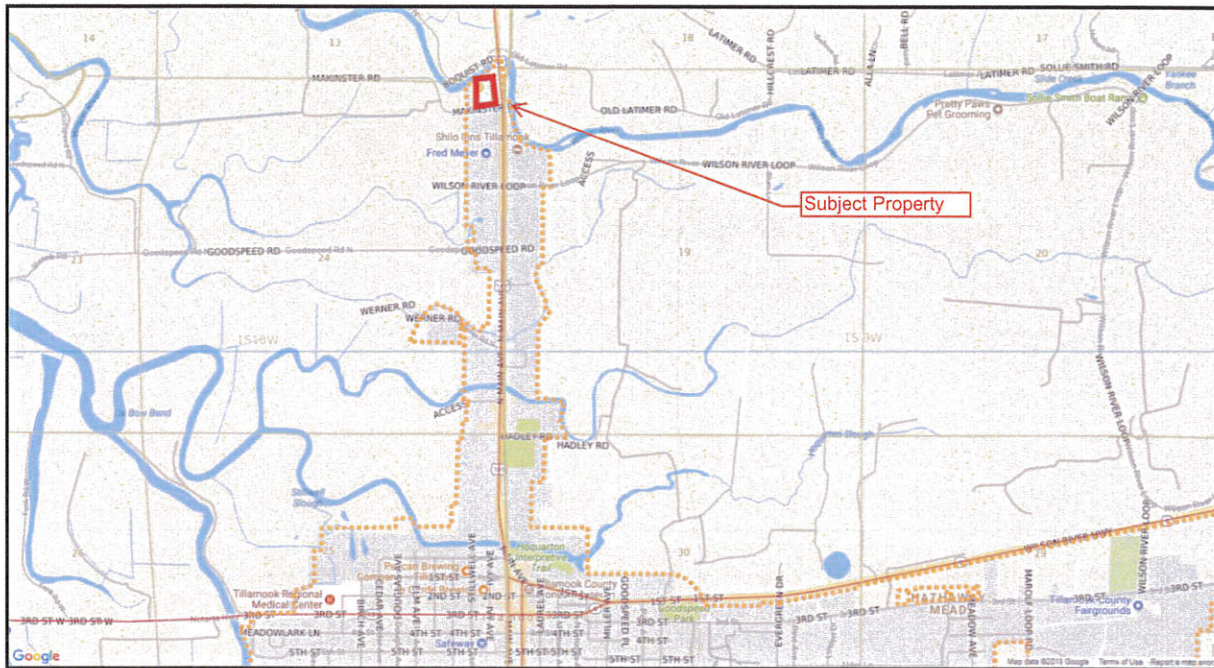
- A. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of development.
- B. Discourage monotonous, drab, unsightly, dreary and inharmonious design.
- C. Conserve the City's natural beauty and visual character and charm by ensuring structure signs, and other improvements are property related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements, and;
- D. Protect and enhance the City's appeal to tourists and visitors, and thus support business and industry and promote the desirability of investment and occupancy in business, commercial and industrial properties.

#### Criteria

- A. All of the above-listed objectives have been satisfied;
- B. All negative environmental and historical impacts have been mitigated;
- C. All development, parking, signage, and utility standards have been met; and
- D. There is adequate public utility capacity available (or can be made available by the developer) to service the impacts of the development.



## LOCATION MAP



### **Proposed Amendments to Site Plan Review #SP-06-05**

This application is for the gradual placement of 20 Park Model Homes in the 20 existing RV parking spaces. The Park Model Homes are for the long-term stay residents at the Ashley Inn. This can include people here on a long-term work assignment, long-term medical stay, etc. The Park Model Homes will be less impacting than the RV's that currently occupy the spaces. They are smaller and will not travel on and off site.

This application is a request to amend the current findings to include the statement listed above and the following changes:

- Amend the utilities onsite to include all spaces utilized by the Park Models will have sewer and water connections/hook-up and will no longer be limited to self-contained systems;
- Amend the Provisions applying to Manufactured Homes and Recreational Vehicles (subsection 4H), identifying that the Park Models will have individual toilets and shower/bath facilities;
- Amend Condition #1 to include the statement that all permanent Park Models will have sewer hook-ups;
- Amend Condition #6 to include the statement that all permanent Park Models will have connection to sewer and water for individual fully operational sanitation facilities, including toilets, sinks, showers/baths, water supply system and cooking facilities; and
- Amend Condition #7 to include the statement that allows the permanent Park Models as permanent fixtures onsite to remain for a period greater than 21 days.

The Park Models will be brought onsite incrementally five (5) at a time greater than a period of one (1) year.